

UNITED STATES BANKRUPTCY COURT
Certificate of Notice
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

WARREN S. JONES, JR., ESQ. #003781980
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FHAC.241-4819

In Re:

Joseph A. Rieger, Jr. and
Lindsay M. Rieger fka
Lindsay Wisniewski,

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Order Filed on October 28, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 16-31140-ABAHearing Date: 9/24/2019Judge: Andrew B. Altenburg, Jr.Chapter: 13

Recommended Local Form:

☐ Followed☒ Modified**ORDER VACATING STAY
AND CO-DEBTOR STAY**The relief set forth on the following page is hereby **ORDERED**.

DATED: October 28, 2019
Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of Carrington Mortgage Services, LLC, under
Bankruptcy Code section 362(a)^{*} for relief from the automatic stay^{**} as to certain property as
*and section 1301(c) **and co-debtor stay
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay^{**} is vacated to permit the movant to institute or resume
*and co-debtor stay
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real property more fully described as:

469 Concetta Drive, Mount Royal, NJ 08061

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing
other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or
deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or
purchaser's assignee) may take any legal action for enforcement of its right to possession of the
property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.

It is further ORDERED that in addition to foreclosure, this Relief Order permits activity necessary to obtain
possession of said collateral; therefore, all communications sent by Movant in connection with proceeding
against the property including, but not limited to, notices required by state law and communications to offer
and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance
Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtors.

rev. 7/12/16

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United States Bankruptcy Court
District of New Jersey

In re:
Joseph A. Rieger, Jr
Lindsay M. Rieger
Debtors

Case No. 16-31140-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 28, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 30, 2019.

db/jdb +Joseph A. Rieger, Jr, Lindsay M. Rieger, 469 Concetta Drive, Mount Royal, NJ 08061-1115

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 30, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 28, 2019 at the address(es) listed below:

David Nigro on behalf of Debtor Joseph A. Rieger, Jr jenkins.clayman@verizon.net
David Nigro on behalf of Joint Debtor Lindsay M. Rieger jenkins.clayman@verizon.net
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eric Clayman on behalf of Debtor Joseph A. Rieger, Jr jenkins.clayman@verizon.net,
connor@jenkinsclayman.com
Eric Clayman on behalf of Joint Debtor Lindsay M. Rieger jenkins.clayman@verizon.net,
connor@jenkinsclayman.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
Jeffrey E. Jenkins on behalf of Joint Debtor Lindsay M. Rieger jenkins.clayman@verizon.net,
connor@jenkinsclayman.com
Jeffrey E. Jenkins on behalf of Debtor Joseph A. Rieger, Jr jenkins.clayman@verizon.net,
connor@jenkinsclayman.com
Jennifer R. Gorchow on behalf of Trustee Isabel C. Balboa jgorchow@standingtrustee.com
Nicholas Paul Edwards on behalf of Creditor Carrington Mortgage Services, LLC
nedwards@shp-law.com, amckenzie@huntonak.com; plozano@huntonak.com
Steven R. Neuner on behalf of Attorney Neuner and Ventura LLP sneuner@nv-njlaw.com,
ETomlinson@nv-njlaw.com
Warren S. Jones, Jr. on behalf of Creditor Carrington Mortgage Services, LLC
email@warrensjones.com, r46134@notify.bestcase.com; robert@warrensjones.com

TOTAL: 13